



STEPHENSON BROWNE

Monaco Place, Newcastle

ST5 2QT



Guide Price £325,000

DESCRIPTION

Located in the highly sought-after area of The Westlands, this superbly presented three-bedroom dormer bungalow on Monaco Place offers spacious and versatile accommodation finished to an exceptional standard throughout. Ideal for downsizers, families, or those seeking flexible living space, this impressive home is ready to move straight into.

Occupying a desirable corner plot position, the property also offers potential for further opportunity, with the possibility of acquiring the additional piece of land running alongside the home, subject to the necessary enquiries and permissions.

To the front of the property is a substantial driveway with a combination of paving and graveled areas, providing ample off-road parking for multiple vehicles. Double gates to the side lead through to the detached garage, offering additional storage or workshop potential.

Upon entering through the front door, you are welcomed into a useful porch which leads into the stylish living room. From here, access opens into the inner hallway where there are two ground floor bedrooms, one of which is currently utilized as a dining room and benefits from French doors opening out to the rear garden. Also located on the ground floor is a contemporary shower room and a modern fitted kitchen by Magnet, complete with integrated appliances, a breakfast bar seating area, a Range Master electric cooker, and an induction hob.

Upstairs, the landing offers a useful storage cupboard and leads to the impressive third bedroom suite. This spacious room benefits from its own large ensuite shower room, fitted wardrobe cupboard, and also houses the boiler.

Externally, the rear garden is low maintenance, private, and not overlooked, creating an ideal outdoor space to relax and enjoy. The



property also benefits from double glazing throughout.
Located close to excellent local amenities, schools, and transport links, this fantastic home is ideal for a range of buyers.



ROOM DESCRIPTIONS

Ground Floor

Porch

5'11" x 5'11"

Kitchen

13'1" x 8'3"

Living Room

11'7" x 15'11"

Dining Room/ Bedroom Two

8'11" x 12'8"

Bedroom One

12'2" x 11'0"

Shower Room

5'9" x 5'1"

First Floor

Bedroom Three

18'5" x 13'4"

Ensuite

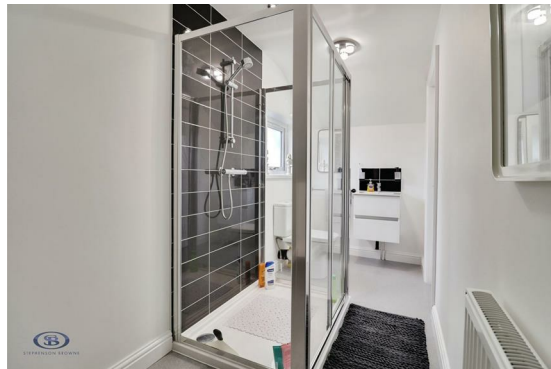
4'11" x 13'0"

Wardrobe/ Storage Room

7'4" x 3'10"

Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



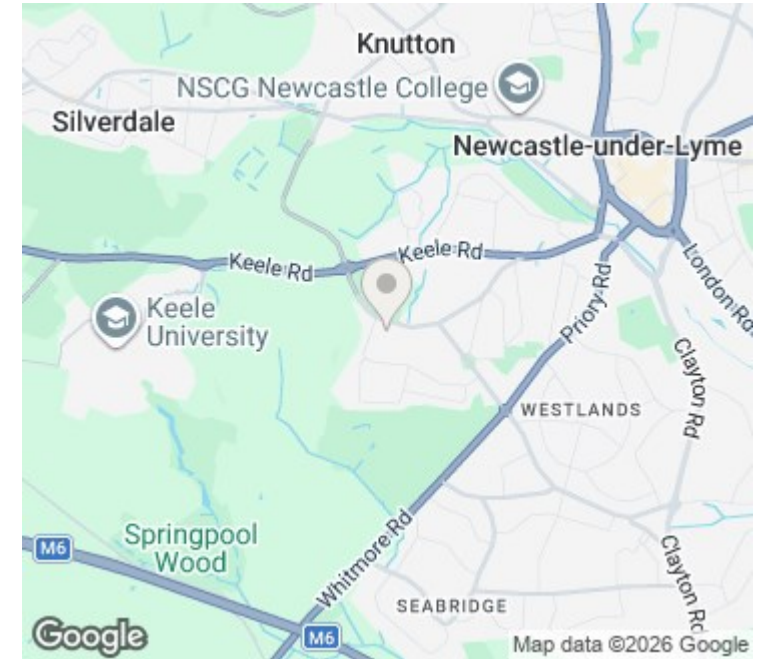


Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	60	England & Wales
			EU Directive 2002/91/EC
		84	

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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